



# 5728 MISSOURI 25

CAPE GIRARDEAU, MO 63701

FOR SALE

Presented By:

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## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

Great redevelopment opportunity in Gordonville just outside Cape Girardeau, MO. This property consists of a 1,510 square foot former auto shop and 3,412 square feet of storage on 1.3 acres. The corner frontage is fit for retail, fuel/c-store, or strip center development, and the lack of zoning provides flexibility for a wide range of business needs, including multi-family development. This property's strategic location at the busy intersection of MO-25 and Highway Z offers direct access to Gordonville services as well as high traffic and a thriving commercial corridor between Jackson and Cape Girardeau. With a commanding visible corner, this property is poised to accommodate mixed or multiple uses. Don't miss out on the chance to secure this unique property!

### PROPERTY HIGHLIGHTS

- Two buildings on 1.3 acres
- 1,510 SF former auto shop space
- 3,412 SF storage space
- No zoning
- Mixed use redevelopment potential!

### OFFERING SUMMARY

Sale Price:	\$599,900
Lot Size:	1.34 Acres
Building Size:	4,922 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	26	127	471
Total Population	70	340	1,267
Average HH Income	\$101,196	\$101,794	\$100,914

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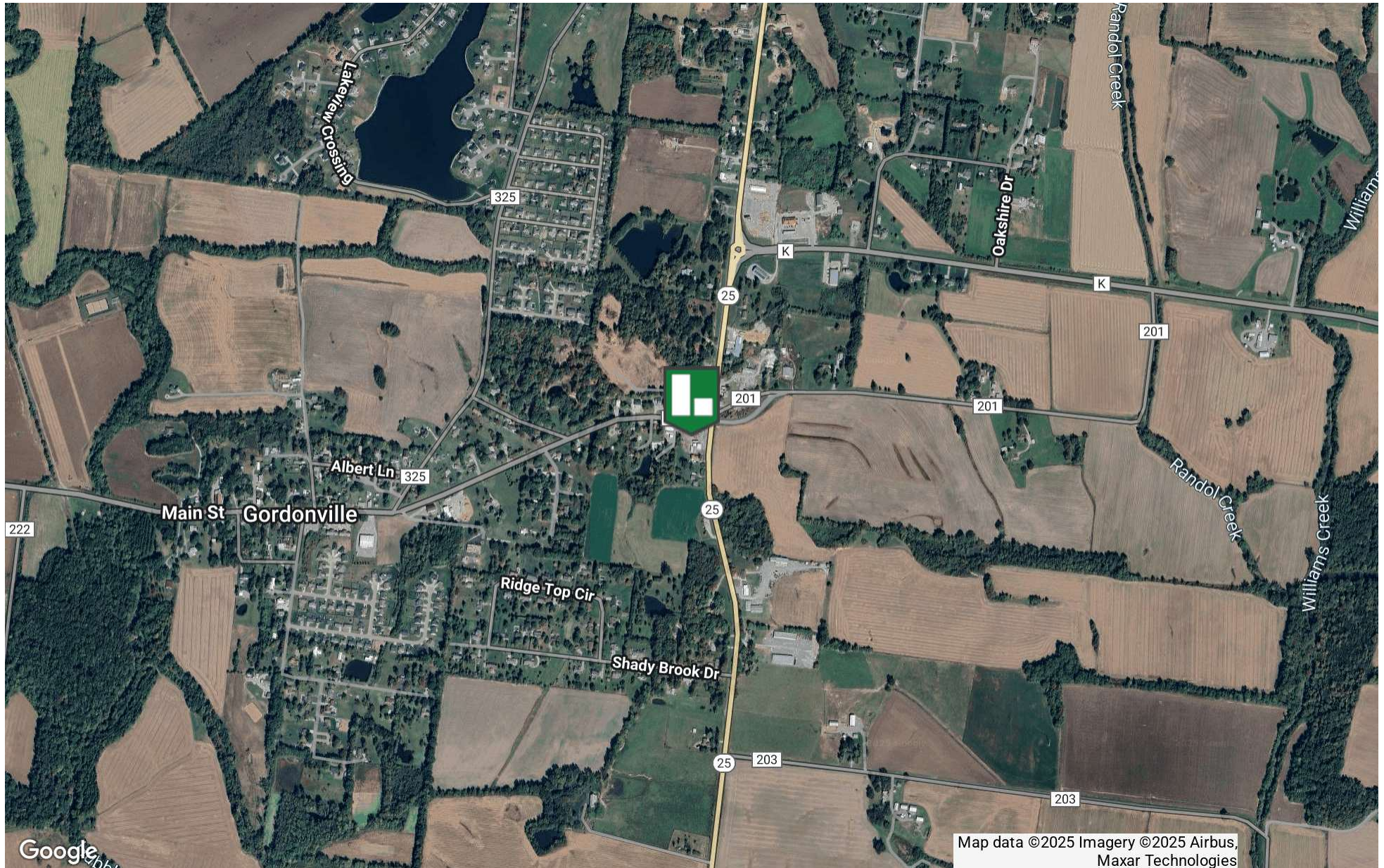


## AREA BUSINESS MAP





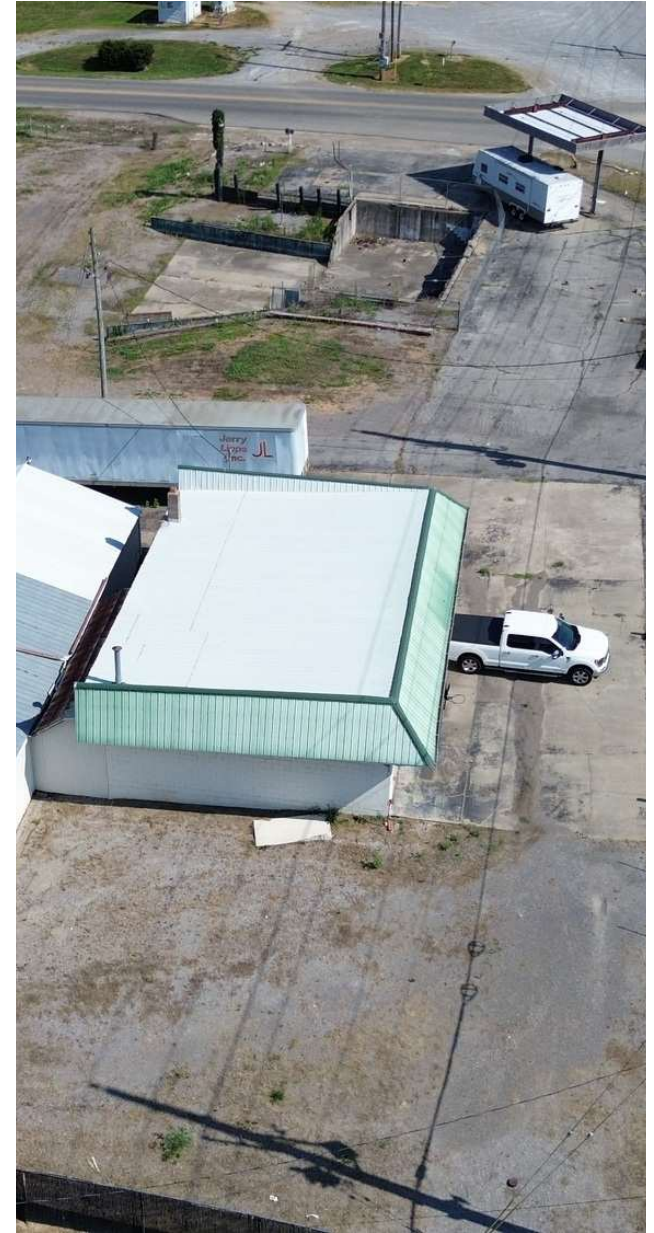
## LOCATION MAP



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## ADDITIONAL PHOTOS



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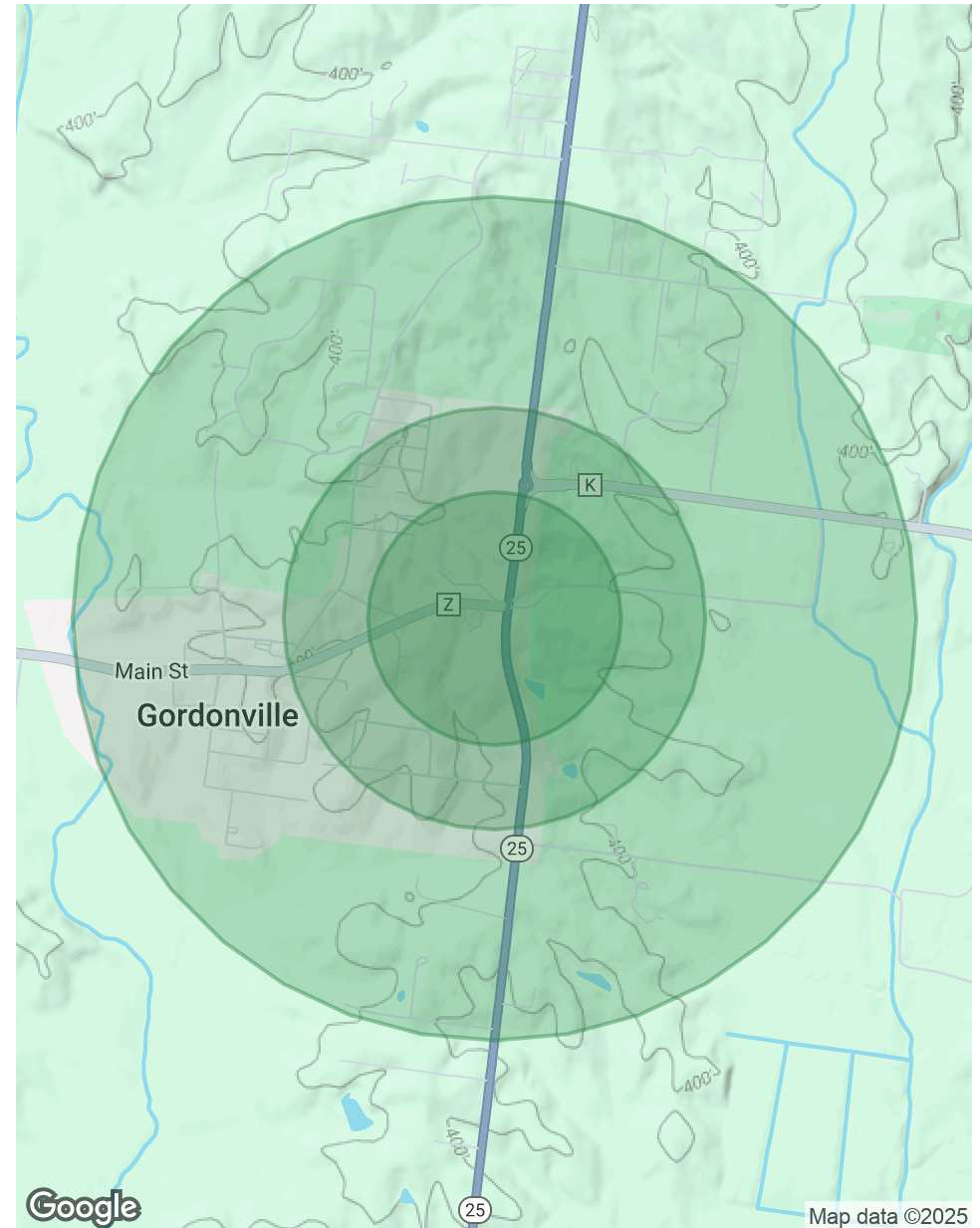


## DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	70	340	1,267
Average Age	37	38	38
Average Age (Male)	36	37	37
Average Age (Female)	39	39	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	26	127	471
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$101,196	\$101,794	\$100,914
Average House Value	\$277,739	\$284,652	\$277,057

*Demographics data derived from AlphaMap*



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